

# *City of Jonestown*

## PLANNING AND ZONING COMMISSION REGULAR MEETING, JULY 7, 2021, 7:30 P.M., CITY COUNCIL CHAMBER, 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS

Melody Gayeski, Chair (Place 1) Tony Macina, Vice Chair (Place 4)	Brenda Sies (Place 2) Stephan Ambrose (Place 3) Tom Grant (Place 5)	Vacant (Alternate 1) Alyssa Kline (Alternate 2)
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### AGENDA

#### ITEMS OPENING MEETING:

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| <b>1. CALL TO ORDER</b>  | <b>CHAIR GAYESKI</b> |
| <b>2. ROLL CALL</b>  | <b>SECRETARY</b>     |
| <b>3. APPROVAL OF MINUTES</b><br>June 2, 2021, regular meeting |                      |
| <b>4. CITIZENS COMMUNICATION</b>                               |                      |

#### GENERAL BUSINESS AND ACTION ITEMS:

- 5. PUBLIC HEARING** to receive public input and consider a request by Jonestown Development LLC for approval of a site development plan for construction of two retail buildings, parking spaces and two bioretention ponds on a 9.681 acre site for property located at 18220 FM 1431, (Lot 8 Lone Mountain Ranch Subdivision), Jonestown, Texas. (postponed from the June 2, 2021, meeting)

*APPLICANT HAS REQUESTED FURTHER POSTPONEMENT OF THIS ITEM. A PUBLIC HEARING WILL BE RESCHEDULED FOR A FUTURE DATE.*

- 6. a. PUBLIC HEARING** to receive public input and consider amendments to the Jonestown Code of Ordinances, Chapter 14 Zoning, Section 14.02.005 (Definitions) to add a definition of "Floating habitable structure," Chapter 14, "Zoning," Section 14.02.078(a) (Criteria for boat docks) to add criteria to construct boat docks, and Chapter 3, "Building Regulations," Section 3.02.051(j) (Required Permits) to clarify compliance with zoning ordinance.
- b. Discussion and possible action** on a recommendation to City Council regarding an ordinance amending Chapter 3, "Building Regulations" and Chapter 14, "Zoning" of the Jonestown Code of Ordinances to add criteria for maintaining, constructing, and demolishing boat docks.
- 7. a. PUBLIC HEARING** to receive public input on amendments to the Jonestown Code of Ordinances, Chapter 14, "Zoning," Section 14.02.061(b), Chart 1 and Chart 2 regarding minimum lot size and reducing height limit of buildings in the R-1/M-1, O,

**B-1, B-2 zoning districts, Chapter 14, "Zoning," Section 14.02.005 (Definitions) to amend definition of Planned unit development relating to minimum lot size, and Chapter 10, "Subdivision Regulation," Section 10.02.086(2)(h) regarding ratio of average lot depth to average lot width; and on amendments to the Jonestown Code of Ordinances, Chapter 14, "Zoning," Section 14.02.005 (Definitions) relating to definition of planned unit development and Section 14.02.076 (Planned unit development – "PUD" district) relating to purpose and objectives of district, mixed use development, and applicable rules, including district size and density.**

**b. Discussion and possible action on a recommendation to City Council regarding an ordinance amending Chapter 10, "Subdivision Regulation" and Chapter 14, "Zoning" of the Jonestown Code of Ordinances regarding minimum lot size in all zoning districts, maximum building height in the R-1, M-1, O, B-1, and B-2 Zoning Districts, and minimum size of Planned Unit Development (PUD) Districts.**

- 8. a. PUBLIC HEARING on amendments to the Jonestown Code of Ordinances by enacting a new Chapter 15, "Signs," to regulate signs in the City and extraterritorial jurisdiction and provide for a purpose, definitions, penalty, prohibited acts, compliance, exempted signs, prohibited signs, liability, permit requirements, variances, design guidelines, regulations for specific types of signs, common signage plan, commercial signs, residential signs, substitution clause, temporary signs, nonconforming signs, and maintenance and by repealing Article 3.09,"Signs" in Chapter 3, "Building Regulations."**

**b. Discussion and possible action on a recommendation to City Council regarding an ordinance adding Chapter 15, "Signs" to regulate signs in the City of Jonestown and Extraterritorial Jurisdiction. and repealing Chapter 3 "Building Regulations," Article 3.09, "Signs."**

- 9. Discuss proposed music venue for property located at 18637 FM 1431 (.573 AC of BLK C Jonestown and .967 AC of BLK C Jonestown)**

- 10. Update from staff on current department activities.**

## **11. ADJOURNMENT**

I, the undersigned authority, do hereby certify that a copy of the above agenda of the City of Jonestown Planning & Zoning Commission was posted at Jonestown City Hall and Jonestown Community Library, places convenient and readily accessible to the general public at all times, and said agenda was posted on this 2nd day of July, 2021, at 2:00 a.m./p.m. Rachel Austin City Secretary, City of Jonestown, Texas

I certify that the above agenda of the City of Jonestown was removed on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ a.m./p.m. \_\_\_\_\_ City Secretary.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the city secretary at 512-267-3243 or fax at 512-267-4572, or e-mail [rachel@jonestown.org](mailto:rachel@jonestown.org).